

Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

APPLICANT/OWNER:

1. Name: John Venteicher Phone: 250-3361
2. Mail Address: 50 Evenson Ln.
3. City/State/Zip: Bigfork MT. 59911
4. Interest in property: Owner

Check which applies:



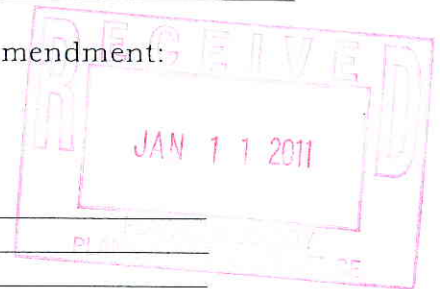
Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____



IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

SAG-10 to SAG-5 on balance of subject property
Evenson Subdivision, Lot 2

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 50 Evenson Ln, Bigfork MT 59911

- B. Legal Description: Evenson Sub-Lot 2
(Lot/Block of Subdivision or Tract #)

20 - T22N - R19W
Section Township Range (Attach sheet for metes and bounds)

- C. Total acreage: 16

- D. Zoning District: Bigfork

- E. The present zoning of the above property is: Mixed


- F. The proposed zoning of the above property is: Sag 5

G. State the changed or changing conditions that make the proposed amendment necessary: This change will clean up some unusual boundary lines that split this property

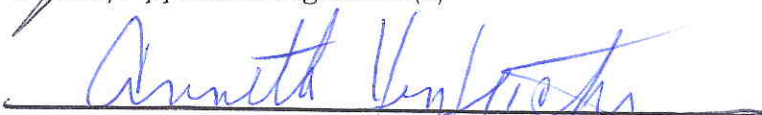
THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan? Yes
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.


Owner/Applicant Signature(s)

12-29-10
Date



JAN 11 2011

A. If this change goes through, it's more likely that more of this land would get thinned out of brush and small trees reducing fire danger.

B. Removing fire danger would certainly improve safety.

C. If this property were ever to be divided the increased revenue would help our schools.

3.

A. If the zoning were to change, the potential for this property to get developed would increase and if that were to happen I think air quality could improve due thinning.

B. This change would have very little effect on motorized and nonmotorized transportation because there would be very little change in that regard.

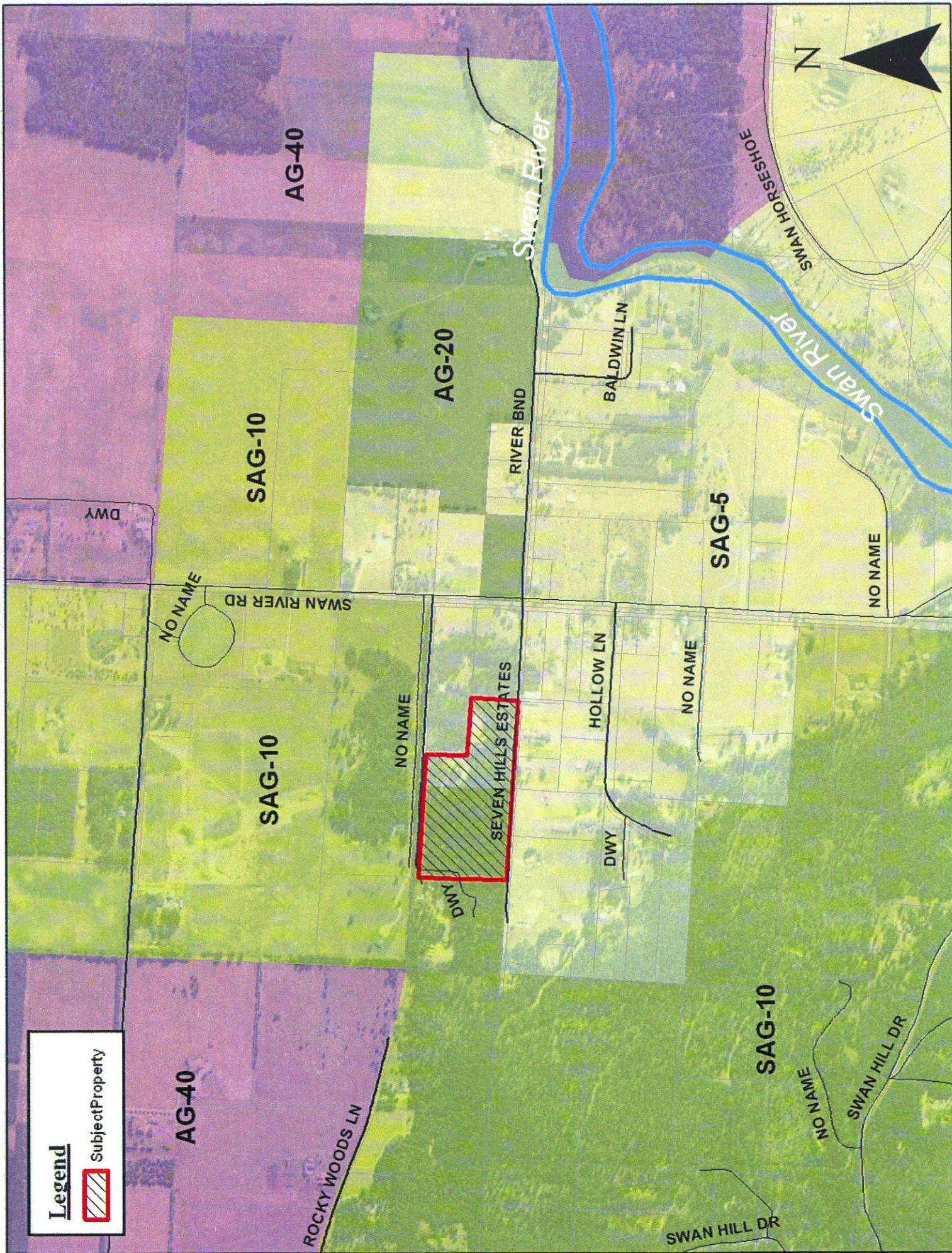
C. This change would allow a very small amount of growth in an area that has very controlled growth already.

D. This change could improve the district as a tax revenue base and allow a small amount of growth for this community.


E. This change to my land would have very little effect on the neighborhood because it is a private tract.

4. This zone change would be very compatible with the nearby municipalities.

JAN 11 2011



Legend

 Subject Property